



## Thornfield Road, London, W12

Set across the upper floors of an impressive double fronted house, this generous two bedroom apartment offers well balanced accommodation and a bright, airy feel throughout.

Entered via a well kept communal hallway, the apartment itself begins on the first floor, where you are welcomed into a spacious open plan reception and kitchen. The kitchen is fully integrated and the reception area is framed by a large bay window overlooking the street. The second floor comprises a main bathroom, a generous bedroom, and a particularly spacious principal bedroom with excellent eaves storage, along with a separate storage room measuring 11.8 x 6.9.

Ideally positioned for local amenities, the apartment is within easy reach of Shepherd's Bush Market and Goldhawk Road stations, with Westfield also close by.

Shepherd's Bush Green is also nearby, adding to the appeal of the location.

- Two bedrooms
- Large open plan kitchen/reception
- Split level apartment
- Modern finish
- Unfurnished
- Masses of storage
- Close to Shepherd's Bush Westfield
- Supported by excellent transport links

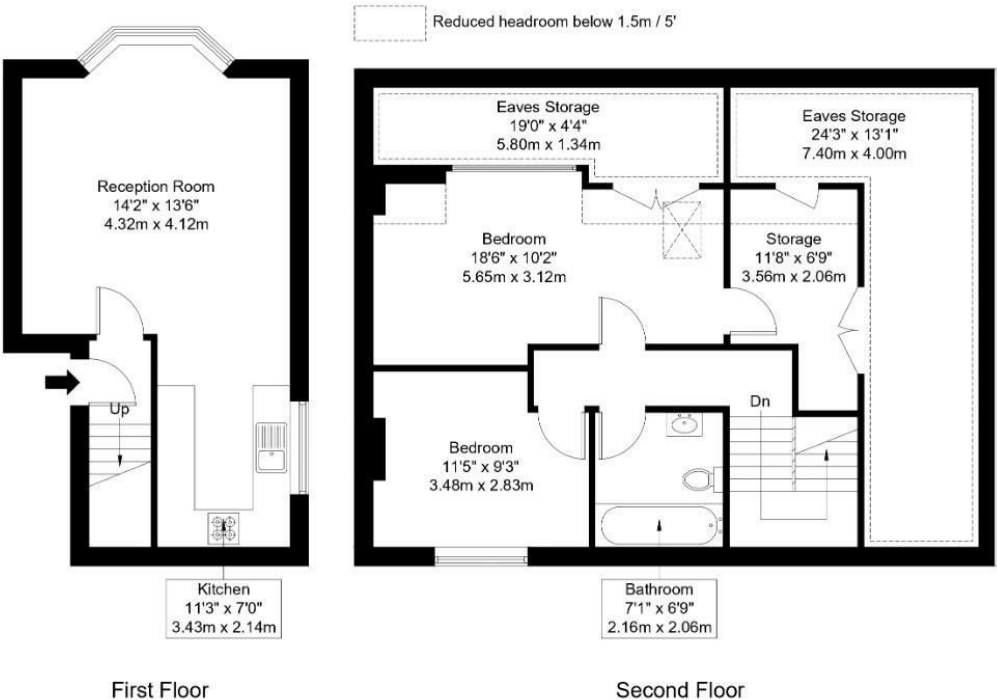
**£2,750 Per month**

# Thornfield Road, W12 8JQ

Approx Gross Internal Area = 73.1 sq m / 787 sq ft

Reduced Headroom / Eaves = 29 sq m / 312 sq ft

Total = 102.1 sq m / 1099 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.  
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on.  
Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

